



City of Charlotte and Charlotte-Mecklenburg Consortium FY17 Annual Action Plan



Approved by Charlotte City Council May 9, 2016

2017 Annual Action Plan

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The City of Charlotte and Charlotte-Mecklenburg Regional Housing Consortium's Annual Action Plan identifies the City's community development needs and outlines a comprehensive and coordinated strategy for addressing these needs. It serves as the application for funding for the following federal entitlement programs that serve low and moderate income families;

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons with HIV/AIDS (HOPWA)

Overview

The City of Charlotte has weathered the worst American economic climate since the Great Depression. The job and real estate markets are both in recovery and families continue to move to the Charlotte Metropolitan Area. Unfortunately the benefits of the recovery are not shared equally; over 71,000 households in Charlotte earn less than \$32,100 a year. Households with this level of income struggle to find decent, affordable housing and housing cost crowds out spending on daily living expenses such as food and transportation.

The need for housing for households at lower income levels remains strong, particularly households with special needs such as members with developmental disabilities or those living with HIV/AIDS. Recent Department of Housing and Urban Development data indicates a need for over 34,000 housing units affordable to families at or below 50% of median area income. Housing needs are expected to intensify as real estate forecasts indicate market pressures will allow higher pricing on both rental units and for-sale housing. Along with housing, community partners continue to voice the need for community investments that improve community related infrastructure, sustain existing housing stock and increase economic opportunities.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Charlotte's plan builds off the successes of past plans and identifies nine goals for the year's activities:

1. Provide temporary rental assistance
2. Finance permanent supportive rental housing
3. Provide opportunities for homeownership
4. Provide programs to support persons with HIV/AIDS
5. Increase the supply of affordable rental housing
6. Improve existing housing stock
7. Support facilities and programs for the homeless
8. Increase neighborhood sustainability
9. Promote business growth and a robust workforce

Some goals will be accomplished through continued funding of the City's housing rehabilitation programs and the HouseCharlotte downpayment assistance program. Other goals will be accomplished by partnering with community agencies to rehabilitate and develop housing, provide emergency utility / rental assistance and support programs that assist families return to self-sufficiency. Ending and preventing homelessness continues to be a particular focus for the Charlotte community and this plan. To assist in reaching this goal, the City will continue to provide support for homeless services agencies through funding of shelter operations, homelessness prevention and the provision of rental subsidies. Approval of the Action Plan is a requirement for continued participation in federally funded housing and community development programs. The activities indicated in this plan address three statutory goals set by HUD:

1. Provide Decent Housing
2. Provide A Suitable Living Environments
3. Provide Expanded Economic Opportunities

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

From 2010 to 2015 the City of Charlotte used HUD funding in varied ways to improve the lives of low and moderate income households in Charlotte. The City of Charlotte provided over 1,000 rehabilitated housing units, funded over 800 units of new construction, approved approximately 1,200 loans for downpayment assistance and funded agencies providing housing counseling, emergency assistance payments, rental assistance and emergency housing services. It also continued support for the ongoing redevelopment of Brightwalk, a mixed income housing community. The City also provided job creating economic development loans and supported programs that provide educational enrichment activities for children. As the City of Charlotte grows, the need for these activities continues and services such as these play an important role in creating diverse, healthy and vibrant communities for all Charlotteans.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Charlotte is committed to ensuring all Charlotte-Mecklenburg residents have the opportunity to learn, understand and provide comments regarding City plans. Prior to developing the plan, the City consulted with its housing and community development partners. These groups included nonprofit organizations, the Community Relations Committee, Carolina's Care Partnership, the Continuum of Care and the Charlotte Housing Authority.

Based on partner feedback, a needs assessment, and market analysis, the City developed a draft plan that was presented at three community forums, one of which was provided in Spanish. The draft plan was made available for 30 days for review and comment online and at Mecklenburg County libraries. Finally, City Council held a public hearing prior to approving the plan. This City conducts citizen engagement that results in better plans that more wholly reflect the needs and aspirations of all Charlotteans.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During public forums held March 17th, 25th and 26th 2015, stakeholders asked general questions regarding the Consolidated Plan. Many expressed support for the plan in general. At the public hearing held April 13, 2015 one stakeholder spoke in support of the proposed consolidated plan. The City received several comments by email during the comment period. One email was a question about the location of proposed spending on multifamily rental investments. The remaining comments were in general support of the plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted.

7. Summary

The City of Charlotte, its elected officials and community development practitioners work with diligence to provide all Charlotteans with safe communities and neighborhoods that are healthy and vibrant. The FY2017 Action Plan provides programs and resources to achieve these goals. The plan emphasizes the City's role as a partner in a larger coalition of agencies providing diverse housing and services to the citizens of Charlotte Mecklenburg.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	CHARLOTTE	Neighborhood & Business Services
HOPWA Administrator	CHARLOTTE	Neighborhood & Business Services
HOME Administrator	CHARLOTTE	Neighborhood & Business Services
ESG Administrator	CHARLOTTE	Neighborhood & Business Services

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Warren Wooten, Housing Operations Manager
Neighborhood & Business Services - City of Charlotte
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Charlotte, NC 28202
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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The following section outlines the City's consultation process. By consulting and collaborating with housing and community development stakeholders, the City can align and coordinate community development programs with a range of other plans, programs and resources to achieve greater impact.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Charlotte recognizes the need for a coordinated effort between local governments, nonprofits and provider agencies in dealing with the challenges facing low and moderate income families. To foster coordination, the City sponsors the Charlotte-Mecklenburg Advisory Housing Advisory Board - a group of stakeholders tasked with the ongoing implementation of the Ten Year Plan to End and Prevent Homelessness. The City is lead agency for the Continuum of Care (CoC), providing services for vulnerable households. The City also participates in the Homelessness Services Network, a group of organizations working together on issues related to homelessness.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City continues to address the need of homeless persons and persons at risk of homelessness through involvement with the CoC. The City of Charlotte has been designated as the CoC lead for the Charlotte Mecklenburg Continuum of Care streamlining City participation. The City consults with CoC participants to determine the funding priorities for ESG and HOME.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Emergency Solutions Grant allocation recommendations are developed by a review group that consists of Continuum of Care members. HMIS administration is managed by the Continuum of Care Governance Committee. By having Continuum of Care member organizations involved in these activities, it ensures

ESG and HMIS information and policies are frequently reviewed and understood by ESG grant administrators at the subrecipient agency and by HMIS users.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CHARLOTTE HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	Carolina's Care Partnership
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Regional organization

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
3	Agency/Group/Organization	Community Relations Committee
	Agency/Group/Organization Type	Service-Fair Housing Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Charlotte	The City of Charlotte staff that develops the Continuum plan also develops the City Action Plan to ensure resources focused on reducing poverty are leveraged.

Table 3 – Other local / regional / federal planning efforts

Narrative

The City also consulted with the HOME Consortium and Nonprofit Developers groups that meet quarterly. These are localities and nonprofits who access HOME funds through the HOME Consortium. The Action Plan was presented to the group on April 20, 2016.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City provided several opportunities for stakeholders and citizens to provide input at multiple stages in the development of this Consolidated Plan. The City held two public forums, provided the draft document for public review and a public hearing was held before City Council. Several advertisements were ran in local papers to publicize these outreach activities.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish	2 persons attended, no comments.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-targeted/broad community	18 persons attended.	Comments focused on how to access programs and funding. All questions were answered at the meeting.	N/A	
3	Public Hearing	Non-targeted/broad community	Approximately 60.	No comments.	N/A	http://charmeck.org/city/charlotte/CityCouncil/meetings/pages/default.aspx

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Funding resources include annual formula allocations from HUD, program income generated by payments made on investments and remaining resources from prior years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,351,235	285,000	0	5,636,235	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,309,857	400,099	0	2,709,956	0	
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,165,860	0	0	2,165,860	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	466,605	0	0	466,605	0	
Continuum of Care	public - federal	Supportive services	0	0	0	0	0	
Other	public - local	Financial Assistance Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	0	0	0	0	0	

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Charlotte uses federal and local funding together to support a wide range of housing and community development activities. The City uses local dollars earmarked for housing and leverages dollars provided by City partners to provide an outstanding return on federal investments. The City sets aside local dollars to match with HOME funds, only drawing 75% of a project cost and the remaining amount from local funds on each HOME draw. The Emergency Solutions Grant match is provided by each subrecipient and verified during yearly grant monitoring.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

n/a.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide temporary rental assistance.	2016	2020	Affordable Housing Homeless	City of Charlotte	Short term rental assistance.	CDBG: \$600,000 ESG: \$270,000	Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted
2	Provide opportunities for homeownership.	2016	2020	Affordable Housing	Double Oaks Redevelopment Area City of Charlotte City of Charlotte/ Mecklenburg County	Financial support for homebuyers.	CDBG: \$270,247 HOME: \$2,068,980	Homeowner Housing Added: 350 Household Housing Unit
3	Provide programs to support persons with HIV/AIDS.	2016	2020	Affordable Housing Non-Homeless Special Needs	City of Charlotte HOPWA Designated Service Area	Support for special populations.	HOPWA: \$1,965,860	HIV/AIDS Housing Operations: 600 Household Housing Unit
4	Improve existing housing stock.	2016	2020	Affordable Housing	City of Charlotte City of Charlotte/ Mecklenburg County	Improvements to existing housing stock.	CDBG: \$2,980,981 HOME: \$55,556	Rental units rehabilitated: 30 Household Housing Unit Homeowner Housing Rehabilitated: 65 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Support facilities and programs for the homeless.	2016	2020	Homeless	City of Charlotte	Support for special populations.	CDBG: \$196,608	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Homeless Person Overnight Shelter: 2700 Persons Assisted
6	Finance permanent supportive rental housing.	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs	City of Charlotte	Rental housing providing supportive services.	HOPWA: \$200,000	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 6 Household Housing Unit
7	Increase the supply of affordable rental housing.	2016	2020	Affordable Housing	Double Oaks Redevelopment Area City of Charlotte City of Charlotte/Mecklenburg County	Affordable rental housing units. Focused neighborhood redevelopment. Improvements to existing housing stock.	HOME: \$75,000	Rental units constructed: 4 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit
8	Increase neighborhood sustainability.	2016	2020	Affordable Housing Non-Housing Community Development	Double Oaks Redevelopment Area City of Charlotte	Focused neighborhood redevelopment.	CDBG: \$1,420,000	Rental units rehabilitated: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Promote business growth and a robust workforce.	2016	2020	Non-Housing Community Development	City of Charlotte	Grow businesses and a robust workforce.	CDBG: \$965,007	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Provide temporary rental assistance.
	Goal Description	
2	Goal Name	Provide opportunities for homeownership.
	Goal Description	
3	Goal Name	Provide programs to support persons with HIV/AIDS.
	Goal Description	
4	Goal Name	Improve existing housing stock.
	Goal Description	
5	Goal Name	Support facilities and programs for the homeless.
	Goal Description	
6	Goal Name	Finance permanent supportive rental housing.
	Goal Description	

7	Goal Name	Increase the supply of affordable rental housing.
	Goal Description	
8	Goal Name	Increase neighborhood sustainability.
	Goal Description	
9	Goal Name	Promote business growth and a robust workforce.
	Goal Description	

Table 3 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Charlotte will continue to implement City Council priorities as described in the action plan. For the FY17 fiscal year, the City will provide housing rehabilitation, new construction, rental subsidies, downpayment assistance, relocation, funding for HIV related housing initiatives, emergency shelter and housing support and funding for afterschool programming. Additional ongoing efforts include public facilities and pedestrian improvements in the Grier Heights Neighborhood and the continuing Brightwalk redevelopment project.

#	Project Name
1	Brightwalk Redevelopment Project
2	Grier Heights Neighborhood Improvements
3	FY17 Housing Rehabilitation
4	FY17 HOPWA Funded Projects
5	FY17 Emergency Solutions Grant Projects
6	FY17 New Construction, Consortia & Nonprofit Projects
7	FY17 TBRA
8	FY17 HouseCharlotte & Financial Assistance
9	FY17 Out of School Time Grants
10	FY17 Optional Relocation

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were made based on City Council Priorities, community comments and ongoing project needs. The resources available to support creating and preserving affordable housing units continue to be insufficient to meet existing demand for affordable rental units resulting in high levels of cost burdened households within the city.

AP-38 Project Summary

Project Summary Information

Table 4 – Project Summary

1	Project Name	Brightwalk Redevelopment Project
	Target Area	Double Oaks Redevelopment Area
	Goals Supported	Provide opportunities for homeownership. Increase the supply of affordable rental housing. Increase neighborhood sustainability.
	Needs Addressed	Affordable rental housing units. Focused neighborhood redevelopment.
	Funding	CDBG: \$1,270,000
	Description	A large redevelopment project including, housing, relocation, site development and infrastructure improvements to support housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Grier Heights Neighborhood Improvements
	Target Area	City of Charlotte
	Goals Supported	Increase neighborhood sustainability.
	Needs Addressed	Focused neighborhood redevelopment.
	Funding	:

	Description	Pedestrian improvements to support ongoing community development activities underway by local nonprofit housing organizations.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	FY17 Housing Rehabilitation
	Target Area	City of Charlotte City of Charlotte/ Mecklenburg County
	Goals Supported	Improve existing housing stock.
	Needs Addressed	Improvements to existing housing stock.
	Funding	CDBG: \$2,980,981 HOME: \$55,556
	Description	Provide housing rehabilitation services for up to 85 low and moderate income families.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	FY17 HOPWA Funded Projects
	Target Area	HOPWA Designated Service Area
	Goals Supported	Provide programs to support persons with HIV/AIDS.

	Needs Addressed	Support for special populations.
	Funding	HOPWA: \$2,165,860
	Description	This project will encompass various activities that support persons with HIV/AIDS.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	FY17 Emergency Solutions Grant Projects
	Target Area	City of Charlotte
	Goals Supported	Provide temporary rental assistance. Support facilities and programs for the homeless.
	Needs Addressed	Short term rental assistance. Support for special populations.
	Funding	ESG: \$466,605
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	FY17 New Construction, Consortia & Nonprofit Projects

	Target Area	City of Charlotte City of Charlotte/ Mecklenburg County
	Goals Supported	Finance permanent supportive rental housing. Provide opportunities for homeownership. Increase neighborhood sustainability.
	Needs Addressed	Financial support for homebuyers. Focused neighborhood redevelopment.
	Funding	CDBG: \$270,247 HOME: \$499,444
	Description	New and acquired/rehabilitated housing units developed by partner agencies. May include other forms of financial assistance for homebuyers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	FY17 TBRA
	Target Area	City of Charlotte
	Goals Supported	Provide temporary rental assistance.
	Needs Addressed	Short term rental assistance.
	Funding	HOME: \$600,000
	Description	Provides Tenant Based Rental Assistance for up to 100 households.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	FY17 HouseCharlotte & Financial Assistance
	Target Area	City of Charlotte
	Goals Supported	Provide opportunities for homeownership.
	Needs Addressed	Financial support for homebuyers.
	Funding	HOME: \$1,554,956
	Description	Provide housing assistance to up to 325 families.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	FY17 Out of School Time Grants
	Target Area	City of Charlotte
	Goals Supported	Promote business growth and a robust workforce.
	Needs Addressed	Grow businesses and a robust workforce.
	Funding	CDBG: \$965,007
	Description	Funds summer programs for that provide educational enrichment for primary school students.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	FY17 Optional Relocation
	Target Area	City of Charlotte
	Goals Supported	Increase neighborhood sustainability.
	Needs Addressed	Focused neighborhood redevelopment.
	Funding	CDBG: \$150,000
	Description	This program is available to households living in dangerous housing conditions. It provides optional relocation assistance to help the family move to a safe living environment.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Charlotte is North Carolina's largest city and the second largest city in the southeast. The City is home to an estimated 792,862 persons and over 30,000 low income families. The Jurisdiction includes the city limits of Charlotte. The City is also the lead agency of a HOME Consortium that consists of the City of Charlotte, Mecklenburg County, Mint Hill, Matthews, Pineville, Huntersville, Cornelius and Davidson.

The focus of City community development activities are low and moderate income neighborhoods with housing needs. Many of these communities are located in a crescent around Charlotte that starts in West Charlotte and wraps around the northern side of Charlotte ending in the East Charlotte area.

Geographic Distribution

Target Area	Percentage of Funds
Double Oaks Redevelopment Area	14
City of Charlotte	
City of Charlotte/ Mecklenburg County	
HOPWA Designated Service Area	

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Double Oaks Redevelopment Area, now known as the Brightwalk Community, is a ongoing multi-year redevelopment project. This project is owned and managed by The Charlotte Mecklenburg Housing Partnership and supported by the City. Due to its overwhelming success the project has created a truly diverse mixed income housing community. The project meets the City's goal of developing new housing for low and moderate income families in areas close to jobs, transportation and amenities.

Discussion

The majority of federally funded housing programs are available to low and moderate income households throughout the City. Rental developments funded by the City must meet the City's Housing Locational Policy designed to locate housing in a way that creates diverse communities.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The City of Charlotte continues to recognize a critical shortage in housing affordable to families at or below 80% of median area income. In addition to the need for new affordable units, development pressures in Charlotte endanger existing affordability of neighborhoods in or near the City's urban core. Both securing new affordable units and preserving existing units are essential components to a comprehensive housing strategy. The City also provides resources to reduce and eliminate homelessness. One resource, temporary rental assistance, is provided through city nonprofit housing partners as a component of a larger homelessness reduction plan.

One Year Goals for the Number of Households to be Supported	
Homeless	250
Non-Homeless	488
Special-Needs	20
Total	758

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	250
The Production of New Units	350
Rehab of Existing Units	140
Acquisition of Existing Units	18
Total	758

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The City will provide up to 300 downpayment assistance loans, rehabilitate 105 housing units and provide 120 households with rental assistance.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The City of Charlotte, like many urban areas, is facing a huge shortage of affordable housing. A study completed for the CONNECT Consortium's Sustainable Communities *Connect Our Future* Regional Growth Framework found that both Charlotte and the surrounding region is facing a significant gap in affordability and it is growing. 34.4% of renters were paying more than 30% of their income in rent in 2000 and that number had grown to 45.8% by 2010. There will be a need for close to an additional 40,000 rental units for families making less than 50% of the area's median income by 2050, a 69.5% increase from what we had in 2010, and we are not meeting the demand now.

The Charlotte Housing Authority is developing a strategic plan to help meet this affordability gap by using our legacy assets to develop mixed income housing, offering more workforce housing to Charlotte's growing low income population in the coming years.

Actions planned during the next year to address the needs to public housing

By June of 2017, the Charlotte Housing Authority (CHA) anticipates completing a planned conversion of all but 136 of its public housing units to the RAD (Rental Assistance Demonstration) platform. RAD is a voluntary program authorized by the U.S. Congress and run by the U.S. Department of Housing and Urban Development (HUD) which allows selected public housing authorities the opportunity to convert public housing units to project-based voucher units. The Section 8 voucher funding stream from HUD has been more stable over time. This means CHA can preserve the long-term affordability of our subsidized units without increasing the rental cost to CHA residents.

The flexibility RAD will provide means CHA will have the ability to reposition traditional public housing developments into mixed income communities, moving these outdated developments from areas of isolation to ones of inclusion, creating dynamic opportunities for inclusion of people from diverse backgrounds into a modern and thriving rental development of choice.

CHA does not believe there will be any adverse impact to our residents. A RAD conversion will not impact the tenant's rental payment. Residents will continue to pay rent under their current structure. There will be no reduction in the number of residential units CHA has due to the RAD conversion and no resident will lose their affordable home simply because CHA converted to a Project Based Voucher funding platform.

In addition to the RAD conversion, CHA will complete construction of Park at Marsh, a 92-unit development for seniors (all Project Based Section 8), continue its predevelopment activities of the revitalization of the Strawn Cottages and Hall House sites, continue its revitalization of the Tall Oaks

community and identify additional affordable housings opportunities via acquisitions. Furthermore, the Strawn, Hall House and Tall Oaks developments will result in converting conventional public housing developments into thriving mixed-use, mixed-income communities of choice.

CHA also plans substantial renovations at Gladedale, Woodlawn House, Dillehay Courts and Autumn Place Apartments during FY17, and minor renovations at other public housing communities, working to keep these affordable homes in service for another 40 years.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Between July 1, 2016 and June 30, 2017, CHA will continue three strategies to encourage public housing residents to become more involved in management and participate in home ownership.

1. Family Self-sufficiency services. CHA provides Family Self-Sufficiency (FSS) services to 1,225 public housing units and Housing Choice Voucher participants every month, with the goal of having these individuals/families exit public housing to home ownership or market rate rental. We know we have been successful in helping residents become employed because we carefully track outcomes and provide monthly updates to the CEO and bi-annual reports to our Board of Commissioners. Across all programs, since FY10 we have seen 84 families exit our FSS programs to home ownership and another 475 families exit to a private rental apartment. As of December 31, 2015, a stunning 89% of the heads of household enrolled in our FSS programs were employed and 81% of those employed had a job retention rate of 12 months or more, with an overall average income of \$17,049.
2. Housing Choice Voucher Homeownership Services. CHA has received authorization from HUD to launch a Housing Choice Voucher Home Ownership program in 2016, allowing Housing Choice voucher participants the opportunity to use their Housing Assistance Payment (HAP) as a portion of their mortgage payment for 15 years for families or for 30 years for elderly and disabled households. After the 15/30-year time frame the individual/family will assume the entire mortgage obligation. The program includes a provision of FSS services for the participating households, along with homeownership education and counseling. The goal is to have 10-15 households join this program every year.
3. Resident Advisory Council (RAC)/Resident Liaison Services. CHA has one full-time staff person in its Client Services Department devoted to working with CHA residents on the organization of Resident Organizations and the maintenance of the Resident Advisory Council. RAC is provided an opportunity to present a report to the Board of Commissioners every month, and is given many opportunities for leadership development throughout the year. In addition, the CEO and key management staff meet with the Resident Advisory Council every month to gather their input in what is known as the CEO Roundtable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

n/a

Discussion

The Charlotte Housing Authority actively works with its residents to provide quality housing and move more families to self-sufficiency.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The City of Charlotte continues to focus, along with its many community partners, on the issue of homelessness in the Charlotte community. While most recent Point in Time counts indicate the City is making progress, homelessness is still a significant community issue and requires the continuing work of the many programs and agencies working to reduce homelessness in Charlotte. Of particular focus over the next two years are initiatives to eliminate both veterans and chronic homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to support various agencies who conduct street outreach activities. The City also participates in Coordinated Assessment, a tool to record and direct homeless individuals and households towards appropriate services. Using outreach, assessment and services the City and its partners hope to soon end veteran and chronic homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

This plan will continue to provide funding to existing shelters in Charlotte. The Salvation Army Center of Hope shelter for women and children recently expanded to add additional beds. The City believes with these additional beds and overflow shelter space available during emergencies, the City has adequate shelter space for families and individuals in need. The City has also proposed increased funding for rental assistance to ensure transitional housing needs are met.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City is helping homeless families return to stability more quickly by participating in Coordinated Assessment and increasing the availability of rental assistance. The City also provides financing for below market rate housing units and housing units that provide supportive services. The goal of these efforts is to more quickly provide services for families experiencing homelessness and ensure adequate quantities of housing stock affordable to low and moderate income households.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Continuum of Care has memorandums of understanding with the two major hospital systems, Carolinas Healthcare System (CHS) and Novant Health. Both use screening tools which include individualized discharge planning and questions on housing status. If it is determined that a patient is homeless, the hospitals provide strategies and resource lists intended to leverage community resources and make referrals to housing and supportive services such as Samaritan House, MedAssist, C.W. Williams Community Health Center, Urban Ministry Center and the Men's Shelter of Charlotte. Both hospital systems participate in Point-in-Time (PIT) counts and work with the CoC and respite providers through Community Care of North Carolina (CCNC) to coordinate and increase access to health care, for those who are most at risk and in need of safe and appropriate housing.

Discussion

By continuing to support shelter operations, prevention and rapid rehousing, the City provides tools to nonprofit agencies working daily to eliminate homelessness. The City is committed to the Continuum of Care and its coordinated assessment process designed to correctly identify and serve individuals.

AP-70 HOPWA Goals - 91.420, 91.220 (I)(3)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	100
Tenant-based rental assistance	81
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	40
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	221

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

Factors creating barriers to affordable housing include stresses on available funding for affordable housing, high land costs, dilapidated housing stock and the lack of low income household access to credit.

The City of Charlotte works proactively to ensure diverse housing is available throughout the City. The City supports housing programs and operates a local Housing Trust Fund to provide gap financing for new housing developments. This resource is becoming increasingly stressed due to cuts in funding for affordable housing at both the Federal and State level. In 2014 the North Carolina General Assembly cut funding to affordable housing by eliminating the North Carolina State Tax Credit and the North Carolina Historic Tax Credit. It replaced these sources of funding with a loan program that excludes medium and large size cities such as Charlotte from participating, which decreases available funding for Charlotte.

Land costs following the recent recession are on the rebound, a trend that is likely to accelerate in pace with the larger economy. Higher land prices affect the cost of multifamily development and increase mortgage payment amounts for single family homebuyers.

Another barrier to affordable housing is significant levels of aging housing stock in Charlotte-Mecklenburg. Older housing is often leased to low income buyers at affordable rates but can be unsafe or unhealthy. Low cost housing stock is targeted by investors for rental use or redevelopment and may remove affordable rental or homeownership opportunities from the market.

A major barrier to affordable housing is access to mortgage loans for low income buyers. One result of the 2008 finance crisis was the tightening of credit rules and increases in insurance premiums related to mortgage lending. The result is less households able to qualify for a mortgage loan at any rate.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City has adopted a progressive set of codes and ordinances that broadly allow housing throughout the City and provides voluntary incentives for the provision of a mix of housing for households with diverse income. City policies also ensure projects funded by the city are not concentrated in areas with high levels of existing multifamily units.

To lessen barriers to affordable housing the City supports nonprofit housing agencies, encourages creative partnerships and provides funding to support diverse housing options in the Charlotte Mecklenburg community. The City supports nonprofit organizations providing a wide range of services to increase and support housing options for low income households from housing counseling to financial assistance. The City also partners with housing developers to produce housing stock that meets the needs of households earning various levels of income. City funding often fills the financial gap in a housing development that would otherwise be overcome by high rental or purchase rates.

Discussion

The City has a goal of providing diverse housing options in locations close to jobs, transportation and amenities. By providing gap financing, housing rehabilitation and partnering with nonprofit housing organizations the City participates in lowering affordable housing barriers.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The delivery of housing and support services to low and very-low income families and individuals in Charlotte-Mecklenburg involves public, private and non-profit participation at the local, state and federal levels. The follow section further details what services will be provided, their method of delivery and how various programs and agencies work together to create a comprehensive service strategy.

Actions planned to address obstacles to meeting underserved needs

Underserved needs are identified as limited housing units available for low and very low income households, limited housing for persons with special needs and lack of funding to quickly rehouse homeless individuals and households. To address these obstacles, the City will take the following actions; 1) provide gap funding for housing developments that will serve low and very low income households, 2) Seek proposals and set aside funding for housing developments that will provide housing and services for special needs populations and 3) Provide housing subsidies designed to quickly rehouse households experiencing a housing crisis such as homelessness.

Actions planned to foster and maintain affordable housing

In FY2017, the City of Charlotte's annual goal for affordable housing is to undertake rehabilitation of rental units and the construction of new units for extremely low-income, very-low income, moderate-income households and non-homeless persons with special needs---e.g. elderly, persons with disabilities, and persons living with HIV/AIDS. The rehabilitation of rental units will be accomplished through the various non-profit and private sector housing developers.

To preserve existing ownership units, the City will rehabilitate existing owner occupied housing units through existing city programs and partnerships with nonprofit housing organizations. The City will also continue to provide down payment assistance to lower the barriers of homeownership for low and moderate income households.

Actions planned to reduce lead-based paint hazards

The City of Charlotte received \$2,479,414.00 in federal assistance from the U.S. Department of Housing and Urban Development for the Lead-Based Paint Hazard Control Grant Program and funding was

approved and provided through the 2012 Appropriations Act for Lead Hazard Control Program. The program's purpose is to perform lead testing and lead hazard control activities. Under the new grant approximately 200 homes will be inspected and risk assessed for lead based paint hazards and approximately 185 homes will have hazard control activities (testing, inspections and housing rehabilitation activities to reduce lead hazards). The City will further integrate lead safe work practices to all city rehabilitation programs, provide technical assistance as requested to contractors on the Housing Bidder's Lists regarding lead safe work practices, encourage Code Enforcement officials to make referrals to LeadSafe Charlotte and enforce code requirements regarding the elimination of deteriorated paint. The City plans to complete the current Lead Hazard Control Program in fiscal year 2016 and apply for a new grant the same year.

The City will also focus on increasing collaboration with the Mecklenburg County Health Department to do outreach and testing of children in vulnerable neighborhoods, including those with an increasing number of Hispanic/Latino children. The City prioritizes units enrolled in the lead program through direct referrals from the Mecklenburg County Health Department for children with elevated levels at 10 ug/l or above.

Actions planned to reduce the number of poverty-level families

The City of Charlotte and Mecklenburg County have been pursuing various strategies and initiatives to improve economic opportunity for low wealth residents. Most of these efforts are integrated into the goals, programs and policies of the City of Charlotte Neighborhood & Business Services Department, the Mecklenburg County Department of Social Services and the Charlotte Housing Authority. Some of the prominent strategies aimed at reducing poverty in Charlotte-Mecklenburg include:

- Mecklenburg County's Work First Program to help lift households receiving public assistance out of their poverty circumstances and into full-time employment.
- CHA's Family Self-Sufficiency Program that provides remedial education, counseling, job training referral and placement to public housing residents.
- Local Job-Link system that provides access to training and jobs.
- Mayor's Mentoring Alliance connects Charlotte mentoring organizations for the purpose of promoting best practices through providing workshops, resources and standards for quality service delivery.
- Mayor's Youth Employment Program that provides summer employment opportunities for disadvantaged youth that exposes them to the world of work.
- The Charlotte-Mecklenburg Housing Advisory Board is a community based board appointed to implement the Charlotte-Mecklenburg Ten Year Plan to End and Prevent Homelessness. Board Members bring expertise and commitment to the Ten Year plan with authentic and influential experience in homelessness and housing services and are appointed by the Charlotte Mayor,

City Council and the Mecklenburg County Commission. This board helps address system gaps and create opportunities for greater collaboration and coordination across governmental and non-profit agencies as well as with the private sector.

Actions planned to develop institutional structure

The Charlotte Mecklenburg area has a robust delivery system providing services from emergency shelter to first time homeownership. The City works with a number of local nonprofit housing agencies who provide programs and services on behalf of the City. The City acts as the lead agency for the Charlotte Mecklenburg Continuum of Care. This group coordinates efforts to reduce and end area homelessness and provides a continuum of services to low income households. The Charlotte Housing Authority is responsible for all public housing developments in Charlotte Mecklenburg and is also the responsible entity for the Housing Choice Voucher Program. The Charlotte Mecklenburg Housing Partnership is a Community Development Business Organization that works closely with the City on several projects. The City will continue to rely on these partnerships to implement HUD funded housing and community development programs. The City participates in various advisory boards and coalitions that provide continuous feedback on the City's delivery systems and offer suggestions on how to better streamline program delivery and project implementation.

Actions planned to enhance coordination between public and private housing and social service agencies

The City fosters coordination through its participation as the Lead Agency in the Charlotte Mecklenburg Continuum of Care. The City also established the Charlotte Mecklenburg Housing Advisory Board to research and recommend housing best practices and foster coordination between the public and private sectors. The City and many local nonprofit organizations serving homeless individuals work through the Homeless Services Network to coordinate service delivery for families with critical needs related to homelessness.

Discussion

The City of Charlotte will continue to work with its partners to improve delivery structures and services for City residents. Ongoing evaluation of performance and citizen engagement produce high quality programs and strong partnerships that better service the needs of low and moderate household members.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

City of Charlotte participates in the Community Development Block Grant (CDBG), HOME Partnership (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons With AIDS (HOPWA) programs. The following section covers information and requirements that are program or grant specific.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 85.00% |

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will be using its HOME funds to provide homebuyer downpayment assistance, construct new housing units for low and moderate income families, rehabilitate existing housing units and provide tenant based rental assistance.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Charlotte will use HUD recapture provisions as provided in 92.254. All CHDOs, subrecipients, and consortium members who administer HOME programs will follow resale/recapture provisions that have been adopted by the City.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Charlotte has adopted the recapture provisions of 24 CFR 92.253(a)(5)(ii) and shall provide income eligible occupants a deferred loan with an interest rate of 3% per annum, secured by a promissory note and deed of trust on the property. Rehabilitation recipients will receive a grant with deed restrictions and recapture provisions. For HouseCharlotte loan recipients, the City allow a principle reduction during the affordability period as allowed by 24 CFR 92.253(a)(5)(ii)(2). This means that the loan shall be forgiven as follows: No payments are due to the City on the loan until the end of the sixth year of the loan. Thereafter, 20% of the original principal balance will be forgiven each year until the tenth (10th) year, at which time the loan (including all accrued interest) is forgiven.

Generally, to maintain eligibility for HOME assistance, units must be occupied by a low or moderate income family and continue to meet HOME requirements during the entire period of affordability based on the amount of assistance and as indicated below:

HOME Funds Period of Affordability/Term of the Loan

Less than \$15,000 / 5 years

\$15,000 - \$40,000/ 10 years

More than \$40,000/ 15 years

New Construction/ 20 years

Longer affordability periods may be required of multifamily developers based on various development factors.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City has no plans to refinance existing multifamily housing debt.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

As required by the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act), the City of Charlotte became the lead agency for the Charlotte-Mecklenburg Continuum of Care (NC505) in July 2013. These written standards are used as a guide for all ESG-funded agencies providing homeless assistance. Shelters, rapid re-housing and prevention agencies in the CoC 505 must participate in the established coordinated assessment process.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Charlotte-Mecklenburg operates a Coordinated Assessment (CA) system that aims to connect homeless individuals and families, or those at imminent risk, to an existing available shelter/housing resource in our community. Utilizing CA, households experiencing homelessness (or imminent homelessness) know exactly where to go to get help; are assessed in a standard and consistent way; are matched with the housing/services that best meet their needs, as available. By assessing everyone the same way, the community can be strategic about its limited resources and where resources may need to be redirected or added.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Charlotte conducts a request for proposals to allocate ESG funding. Funding is allocated to high performing agencies that exhibit the capacity to provide quality services in a cost effective manner. The City's ESG funding priorities are Rapid Re-Housing - Financial Assistance, Emergency Shelter – Operating Costs, Emergency Shelter – Shelter Services, Rapid Re-Housing - Services,

Prevention Services, Street Outreach and HMIS. Funding allocations are made on the basis of priority of the proposed service(s), agency capacity, leverage and the availability of funding.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Charlotte meets the homeless participation requirements by having a currently homeless or formerly homeless seat on our CoC governing board. In addition, a currently homeless or formerly homeless individual participate on review committees for ESG and COC funding.

5. Describe performance standards for evaluating ESG.

All CDBG sub-recipients enter into contractual agreements with the City of Charlotte, which includes a detailed scope of services with measurable objectives. The federal general provisions, along with the appropriate OMB Circulars, are included in contractual agreements to ensure compliance. The budget line items must be reflective of the goals and objectives. Prior to program start-up, the City monitors and evaluates the sub-recipients programmatic and fiscal management practices.

Sub-recipients are required to provide periodic reports on their achievement of contractual objectives. These contracts are monitored on an annual basis. Staff conducts annual site visits to ensure performance of program activities (programmatic as well as fiscal control.) In addition, the Financial Services Unit reviews each request for payment. The program monitors determine whether the sub-recipient's program is on target and in compliance. A final evaluation is performed at the end of the contract period.

Charlotte-Mecklenburg Continuum of Care ESG Written Standards

Emergency Shelters

There are two emergency shelters in Charlotte-Mecklenburg: one shelter for men and one for women and children. In addition, there is also a domestic violence shelter.

- How shelters move homeless persons to permanent housing as quickly as possible?
 - Each shelter uses the housing first model to move individuals and families to housing.
 - The community strives to provide permanent housing within 30 days.
- How clients are prioritized to receive emergency shelter services?
 - The emergency shelters participate in the continuum of care's coordinated assessment process (not applicable to people fleeing domestic violence).
 - The goal is to assist clients through their housing crisis by quickly accessing their needs and providing appropriate services.
 - Those individuals and families who cannot be diverted are prioritized for shelter beds (not applicable to people fleeing domestic violence).

Rapid Re-Housing

- How clients are prioritized to receive rapid re-housing financial assistance and services?
 - Using the community coordinated assessment process, available rapid re-housing financial assistance is provided to eligible households who are literally homeless, living in shelter or a place not meant for human habitation.
- Determining percentage or amount of rent and utility costs each program participant must pay while receiving rapid re-housing financial assistance (only applicable for clients with income).
 - Clients pay 30% minus utilities unless there are other factors determined by case managers.
- Maximum number of months a program participant will be provided with rental assistance and eligibility amount for each participant
 - Agencies must provide assistance for the shortest amount of time possible while ensuring an exit to permanent housing. Agencies are aware of ESG restrictions of up to 24 months.
 - On-going evaluation will determine continued need.

Prevention

- How clients are prioritized to receive prevention financial assistance and services?
 - Clients are required to provide documentation of need, e.g. eviction or utility cut-off notice
- Determining percentage or amount of rent and utility costs each program must pay while receiving prevention financial assistance (only applicable for clients with income).
 - Clients pay 30% minus utilities unless there are other factors determined by case managers.
- Maximum number of months a program participant will be provided with rental assistance and

eligibility amount for each participant.

- Agencies must provide assistance for the shortest amount of time possible while ensuring an exit to permanent housing. Agencies are aware of ESG restrictions of up to 24 months.
- On-going evaluation will determine continued need.

Discussion

The City will continue to monitor program specific regulations. If changes are made at the federal level, the City will adjust monitoring and compliance practices to ensure all programs meet federal requirements.

Attachments

Citizen Participation Comments

North Carolina } ss
Mecklenburg County }

The Charlotte Observer Publishing Co.
Charlotte, NC
Affidavit of Publication

Charlotte Observer

REFERENCE: 229761 CITY OF CHARLOTTE NEIGHBO

0002391759 Public Hearing Notice City of Charlotte FY 17
Annual Action Plan The U. S. Department of
Housing and Urban Development (HUD)

Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of Delaware, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

PUBLISHED ON: 04/15/2016

AD SPACE: 60 LINES

FILED ON: 04/15/2016

[illegible]

NAME:

TITLE:

DATE:

APR 15 2018

In Testimony Whereof I have hereunto set my hand and affixed my seal, the day and year aforesaid.

Notary:

My commission Expires: _____

My Commission Expires May 27, 2016

Annual Action Plan
2017

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The Charlotte Observer Publishing Co.
Charlotte, NC
Affidavit of Publication

OMB Control No: 2506-0117 (exp. 07/31/2015)



CIUDAD DE CHARLOTTE
FY- 2017 - Plan de Acción Anual
Invitación para Foro Público

El Plan de Desarrollo del Compendio de la Organización de la Corte de Justicia de la Nación, de acuerdo a lo establecido en el Reglamento de la Ley Orgánica del Poder Judicial de la Federación, tiene como uno de sus objetivos principales el de promover la eficiencia y la calidad de los servicios que presta la Corte de Justicia de la Nación, a través de la implementación de un sistema de gestión de la calidad. Este sistema de gestión de la calidad se basa en el modelo de excelencia de la Organización para la Cooperación y el Desarrollo Económicos (OCDE), el cual es un modelo de gestión de la calidad que se basa en la mejora continua y en la satisfacción del cliente. El modelo de excelencia de la OCDE se compone de diez principios, los cuales son:

La versión de Chomsky de la gramática en (1), tal como aparece, aparece en FY-2012
 of the American Journal.

Para hacer acompañamiento y fortalecer como de manera fundamental en su comunidad y hacer las sugerencias y comentarios pertinentes a proyectos, la Red de la Gráfica comunitaria en Colombia y la Red por el medio ambiente y el Plan de Acción Social. Se necesita un presupuesto para poder como podemos servir a la comunidad.

La comisión de trabajo a cargo de los señores púnicos
sobre el Plan de Acción Anual:

30 de febrero, 2016	16 de febrero, 2016
8:30 - 7:00pm	4:00 - 5:00pm
Reunión general y residencias	Publicación en prensa
que hablan español	Open Access Publishing Co.
3 Business Services Dr. Ely, NV	1001 W. 1st Street
PO Box 1000, Ely, NV 89301	201-200-1000

North Carolina } ss
Mecklenburg County }

The Charlotte Observer Publishing Co.
Charlotte, NC
Affidavit of Publication

Charlotte Observer

REFERENCE: 229781 CITY OF CHARLOTTE NEIGHB

0032226877 CITY OF CHARLOTTE FY- 2017 - Annual
Action Plan Public Forum Invitation The Annual
Consolidated Action Plan is the City of

Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of Delaware, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

PUBLISHED ON: 01/25/2016

AD SPACE: 60 LINES

FILED ON: 02/02/2016



NAME: Justin M. Deans

TITLE: Acting Clerk

DATE: FEB 3 3 2016

In Testimony Whereof I have hereunto set my hand and affixed my seal, the day and year aforesaid.

Notary: [Signature]

My commission Expires: 1/1/16

My Commission Expires May 27, 2016

Annual Action Plan
2017

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Grantee Unique Appendices

95 Percent of Median Sales Price Calculations HOME Funded Maximum Home Value

The FY15 HOME sales price limits posted in March of 2015 estimates the 95% limit for Mecklenburg County to be \$176,000. This proposed limit would reduce the City's ability to provide housing rehabilitation and down payment assistance programs in some neighborhoods where even modest homes exceed these values.

Per HUD guidelines, in lieu of the limits provided by HUD, a PJ may determine 95 percent of the median area purchase price for single family housing in the jurisdiction in accordance with procedures established by CFR 95.254(a)(2)(iii).

The City of Charlotte collected sales data for home sales closed in Between October 2015 and January 2016. Homes constructed between 2015-2016 were excluded from analysis to removed newly constructed homes. The median sales price based on this data set for Mecklenburg County equaled \$204,000. Based on this value, the 95 percent of median for the jurisdiction equals \$193,800. New home sales will use the value as posted by HUD.

The data set used to determine this value is located at www.charlottenc.gov, search for "median sales price calculations".

Grantee SF-424's and Certification(s)



SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.



Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted: 5.13.16	Applicant Identifier: B-05-MC-003	Type of Submission	
Date Received by state: N/A	State Identifier: N/A	Application	Pre-application
Date Received by HUD: N/A	Federal Identifier: N/A	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant information			
Jurisdiction		NC370658 CHARLOTTE	
City of Charlotte		71064166	
600 E. Trade Street		Neighborhood & Business Services	
Charlotte	NC		
28202	Country U.S.A.		
Employer Identification Number (EIN):		Mecklenburg	
52-1333483		Program Year Start Date 7/1/16	
Applicant Type:		Specify Other Type if necessary:	
Consortia		Specify Other Type	
		U.S. Department of Housing and Urban Development	
Program Funding			
Catalog of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles: FY 2017 Annual Action Plan		Description of Areas Affected by CDBG Project(s): Charlotte, NC	
\$CDBG Grant Amount: 5,351,235	\$Additional HUD Grant(s) Leveraged	Describe: N/A \$0	
\$Additional Federal Funds Leveraged: N/A		\$Additional State Funds Leveraged: N/A	
\$Locally Leveraged Funds: N/A		\$Grantee Funds Leveraged: N/A	
\$Anticipated Program Income: \$285,000		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s): \$5,636,235			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles FY 2017 Annual Action Plan		Description of Areas Affected by HOME Project(s): Charlotte	
\$HOME Grant Amount: \$2,309,857	\$Additional HUD Grant(s) Leveraged	Describe: N/A	
\$Additional Federal Funds Leveraged: N/A		\$Additional State Funds Leveraged: N/A	
\$Locally Leveraged Funds: (Local Match) \$ 577,464		\$Grantee Funds Leveraged: N/A	

SF 424

\$Anticipated Program Income: \$400,099		Other (Describe): N/A	
Total Funds Leveraged for HOME-based Project(s): \$ 3,287,420			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles: FY 2017 Annual Action Plan		Description of Areas Affected by HOPWA Project(s): Charlotte, NC	
\$HOPWA Grant Amount: \$2,165,860	\$Additional HUD Grant(s) Leveraged	Describe: N/A	
\$Additional Federal Funds Leveraged: N/A		\$Additional State Funds Leveraged: N/A	
\$Locally Leveraged Funds: N/A		\$Grantee Funds Leveraged: N/A	
\$Anticipated Program Income: N/A		Other (Describe): N/A	
Total Funds Leveraged for HOPWA-based Project(s): \$2,165,860			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles: FY 2017 Annual Action Plan		Description of Areas Affected by ESG Project(s): Charlotte, NC	
\$ESG Grant Amount: \$466,605	\$Additional HUD Grant(s) Leveraged	Describe: N/A	
\$Additional Federal Funds Leveraged: N/A		\$Additional State Funds Leveraged: N/A	
\$Locally Leveraged Funds: N/A		\$Grantee Funds Leveraged: N/A	
\$Anticipated Program Income: N/A		Other (Describe): N/A	
Total Funds Leveraged for ESG-based Project(s): \$466,605			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts: 9, 12	Project Districts: 9, 12	<input type="checkbox"/> Yes This application was made available to the state EO 12372 process for review on DATE	
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input checked="" type="checkbox"/> No Program is not covered by EO 12372	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A Program has not been selected by the state for review	
Person to be contacted regarding this application			
First Name: Patrick	Middle Initial: T	Last Name: Mumford	
Title: Director	Phone: 704-336-5812	Other Contact	
email: pmumford@charlottenc.gov	Grantee Website: www.charneck.org	Date Signed	
Signature of Authorized Representative		5/13/16	

SF 424

Annual Action Plan
2017

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CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

 5/13/16
Signature/Authorized Official Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2014 , 2015 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

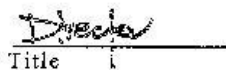
Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official

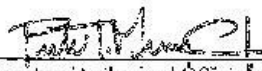
5/13/16
Date

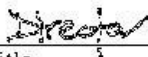

Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(e):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

 5/13/16
Signature/Authorized Official Date


Title

Specific HOME Certifications

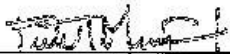
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.


Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

5/13/16

Date



Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

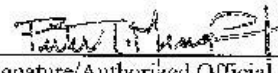
Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature/Authorized Official

5/13/16

Date



Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility.
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

5/13/16

Date



Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.